

as above authorized, but nothing herein contained shall be construed as requiring the Mortgagees to advance any moneys for any purpose not to do any act hereunder; and the Mortgagees shall not incur any personal liability because of anything they may do or omit to do hereunder:

C That in the event the ownership of said property or any part thereof becomes vested in a person other than the Mortgagors, the Mortgagees may, without notice to the Mortgagors, deal with such successor or successors in interest with reference to this mortgage and the debt hereby secured in the same manner as with the Mortgagors, and may forbear to sue or may extend time for payment of the debt, secured hereby, without discharging or in any way affecting the liability of the Mortgagors hereunder or upon the debt hereby secured;

D That time is of the essence hereof and if default be made in performance of any covenant herein contained or in making any payment under said note or obligation or any extension or renewal thereof, or if proceedings be instituted to enforce any other lien or charge upon any of said property, or upon the filing of a proceeding in bankruptcy by or against the Mortgagors, or if the Mortgagors shall make an assignment for the benefit of their creditors or if their property be placed under control of or in custody of any court, or if the Mortgagors abandon any of said property, then and in any of said events, the Mortgagees are hereby authorized and empowered, at their option and without affecting the lien hereby created or the priority of said lien or any right of the Mortgagees hereunder, to declare without notice, all sums secured hereby immediately due and payable, whether or not such default be remedied by Mortgagors, and apply toward the payment of said mortgage indebtedness any indebtedness of the Mortgagees to the Mortgagors, and said Mortgagees may also immediately proceed to foreclose this mortgage, and in any foreclosure